the yates on yates

Features & Finishes

The Yates on Yates is a collection of urban condominium homes within a 20-storey tower developed by Chard Development, one of Victoria's most trusted and well-respected developers.

Common Pleasures

- Expansive rooftop terrace.
- Double-height residential lobby with dramatic feature lighting.
- Original artwork by local artists.
- Dog wash with both hot and cold water supply.
- Easily accessible bike storage and maintenance bench.

Sophisticated Spaces

- Spacious laundry closets with **Bosch** front load washer and ventless dryer (as per plan).
- Suite-controlled air cooling and heating system allowing for personalized comfort all year round.
- Integrated USB outlets.
- Wide plank, oak-inspired laminate flooring throughout (except bathrooms).
- In-ceiling electrical boxes in bedrooms and dining areas, ready to accept light fixtures.
- Slim profile roller blinds on all exterior windows.
- Recessed pot lighting in most kitchens and baths.

Curated Kitchens

- Flat panel, European cabinetry in horizontal wood grain and matte lacquer inspired finishes.
- Solid quartz kitchen countertops with matching one piece backsplashes.
- Soft-close cabinetry doors and drawers.
- Integrated pantries with pull out drawers (as per plan).
- Square, under mount, single basin stainless steel sinks.
- Single-lever, chrome finish **Grohe** kitchen faucet and integrated pull out sprayer.
- Recessed under cabinet LED lighting.
- Fully integrated appliance package:
  - Panel front, counter-depth **Liebherr** or **Fisher & Paykel** refrigerator with bottom mount freezer (as per plan).
  - **Fisher & Paykel** electric induction cooktop.
  - Self-cleaning **Fisher & Paykel** built-in oven in brushed stainless steel.
  - Slim line fully-integrated range hood.
  - **Fisher & Paykel** panel front, single or double dishwasher drawer.
  - Stainless steel **Panasonic** microwave with trim kit.
  - Under counter wine cooler (as per plan).

Luxurious Baths

- Bathroom vanities in oak or teak look laminate with stacked, pull out, soft close drawers.
- Solid surface quartz countertops and backsplashes with under mount sinks.
- Built-in medicine cabinet in wood-look laminate adjacent oversized wall mirrors (as per plan).
- Frameless glass swing shower doors (as per plan) with polished chrome hinges.
- Large-format porcelain tile on floors and shower/tub surrounds with marble-inspired feature wall.
- Heated tile floors in ensuites or main baths.
- Dual flush, elongated, right height toilets with soft close lids.
- Square profile, deep soaker tubs.
- Chrome finish **Grohe** bathroom fixtures include:
  - Single-lever sink faucet.
  - Adjustable height body wand in all shower/tub sets.
  - Adjustable height body wand and rain shower head in showers.

Security, Convenience & Comfort

- Encrypted security key fob building access system and restricted floor access via two computerized elevators.
- Monitored entry system viewable in suite.
- Wired for advanced telecommunication requirements, instant accessibility and adaptability.
- Low-E, argon-filled and double-glazed thermal insulated windows.

This is not an offering for sale. Any such offering can only be made by way of disclaimer statement. The developer/builder reserves the right to make modifications to building design, specifications, features, plans, options, materials and drawings before or after a disclosure statement is filed. E.&O.E. Chard Development Ltd.

CHARD

BCCONDOS.NET